050.A	0001	0028.0	1 of 1	Condominium		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	606,000 / 606,000
					USE VALUE:	606,000 / 606,000
					ASSESSED:	606,000 / 606,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		RUSSELL PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICE CHRISTOPHER P II
Owner 2:	
Owner 3:	
Street 1:	28 RUSSELL PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILES-MASON EAVAN -
Owner 2:	-
Street 1:	319 PEAKHAM RD
Twn/City:	SUDBURY
St/Prov:	MA Cntry:
Postal:	01776

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1203 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	606,000			606,000
Total Card	0.000	606,000			606,000
Total Parcel	0.000	606,000			606,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.74 | /Parcel: 503.7

Legal Description

User Acct 250261

GIS Ref

GIS Ref

Insp Date 09/27/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 050.A-0001-0028.0

!14761!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	595,400	0	.		595,400	595,400	Year End Roll	12/18/2019
2019	102	FV	561,600	0	.		561,600	561,600	Year End Roll	1/3/2019
2018	102	FV	512,400	0	.		512,400	512,400	Year End Roll	12/20/2017
2017	102	FV	461,200	0	.		461,200	461,200	Year End Roll	1/3/2017
2016	102	FV	461,200	0	.		461,200	461,200	Year End	1/4/2016
2015	102	FV	439,100	2000	.		441,100	441,100	Year End Roll	12/11/2014
2014	102	FV	388,600	2000	.		390,600	390,600	Year End Roll	12/16/2013
2013	102	FV	398,700	0	.		398,700	398,700		12/13/2012

PRINT

Date	Time
12/11/20	04:34:28

LAST REV

Date	Time
05/28/20	10:05:19

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14761

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILES-MASON EAV	74376-448	2	3/30/2020		720,000	No	No		
CLOUGH DAVID C,	69833-357		8/25/2017		640,000	No	No		
GRAY LESLIE M,	57270-23		8/9/2011		422,500	No	No		
WARD CHRISTOPHE	45744-359		7/29/2005		449,900	No	No		
RUSSELL PLACE D	39447-485		6/5/2003		359,675	No	No		DEEDED ECL. USE PARKING 1 CAR

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	SQ Returned	JO	Jenny O
8/7/2019	Mail Update	MM	Mary M
9/27/2017	Measured	DGM	D Mann
4/17/2013	Info Fm Plan	BR	B Rossignol
2/21/2013	Inspected	BR	B Rossignol
11/9/2011	MLS	EMK	Ellen K
2/3/2004	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0	Sq. Ft.	Site		0	0.	0.00	7511													G5	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	2.486999989
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.8	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.99875313
Const Adj.:	1.04469740
Adj $ / SQ:	255.632
Other Features:	53921
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636503
Depreciation:	30552
Depreciated Total:	605951

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	1	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	448.51
Special Features:	0	Val/Su Net:	472.33
Final Total:	606000	Val/Su SzAd	503.74

SKETCH

UnSketched SubAreas:
GLA: 1203,
WDK: 80,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,203	255.630	307,525
WDK	Deck	80	16.720	1,337

Net Sketched Area:	1,283			Total:	308,862
Size Ad	1203	Gross Are	1283	FinArea	1203

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.A-0001-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: